

SFD2527
 PLAT 15013
 PUD

RICHMOND AMERICAN HOMES

LOT 147

PLOT PLAN

SCHEDULE NUMBER 5509301127

APPROVED
Plan Review

01/14/2025 9:26:52 AM
 dsdrangel

EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OVIATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION

Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.

An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

Diversion of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

APPROVED
BESQCP

01/14/2025 9:27:10 AM
 dsdrangel

EPC Planning & Community
 Development Department

It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.



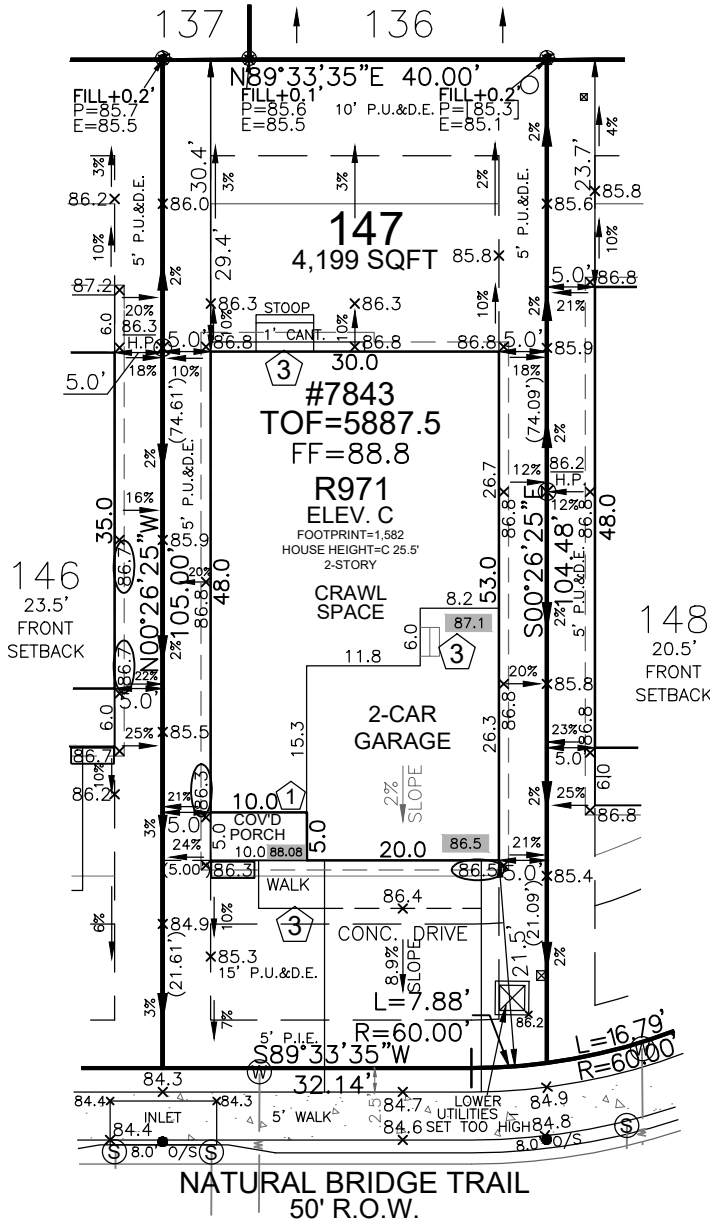
HAYLEY YOUNG, P.E.
 DATE: 01.07.25

I HEREBY CERTIFY ONLY THE ELEMENTS
 OF THIS DOCUMENT THAT FALL WITHIN
 THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
 DATE: 01.07.25

I HEREBY CERTIFY ONLY THE ELEMENTS
 OF THIS DOCUMENT THAT FALL WITHIN
 THE SCOPE OF MY DUTIES AS A P.L.S.



FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 800 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 327 SF
 COVERAGE=40.9 %

LEGEND

LOWERED FINISH GRADE:

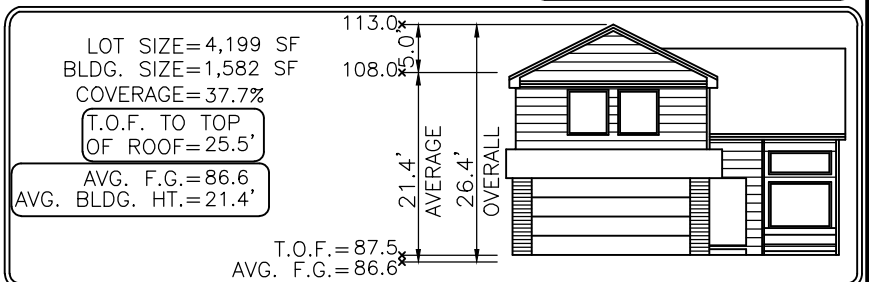
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION
- OVEREX LIMITS

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 87.5
- GARAGE SLAB = 86.5
- GRADE BEAM = 16"
 (87.5 - 86.5 = 01.0 * 12 = 12" + 4" = 16")
 *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CUT/FILL AT LOCATIONS SHOWN FOR
 ADEQUATE DRAINAGE



Released for Permit
 01/08/2025 2:18:19 PM
 REGIONAL Building Department
 Becky A
 ENUMERATION



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: R971-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE TRAILS AT ASPEN RIDGE FILING NO.3

COUNTY: EL PASO

ADDRESS: 7843 NATURAL BRIDGE TRAIL

MINIMUM SETBACKS:
 FRONT: 15' SIDE: 5'
 GARAGE: 20'
 REAR: 15'
 CORNER: 10'

DRAWN BY: MM DATE: 01.07.25



6841 South Yosemite Street #100
 Centennial, CO 80112 USA
 Phone: (303) 850-0559
 Fax: (303) 850-0711
 E-mail: info@bjsurveying.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 04.15.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5509301127

Address: 7843 NATURAL BRIDGE TRL, COLORADO SPRINGS

Plan Track #: 197526  Received: 08-Jan-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	689	
Main Level	1091	
Upper Level 1	1230	
	3010	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>1/8/2025 2:18:54 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
---	--

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p><i>01/14/2025 9:28:13 AM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.